

GOV DOC  
BRA

\$05

7/2/90

PERMITS AND LICENSES FOR NAVY YARD DEVELOPMENT

AGENCY

PERMIT

CITY

Boston Redevelopment Authority

- Designation Agreement
- Land Disposition Agreement
- Urban Renewal Plan
- Harborpark IPOD
- Development Impact Project Plan (linkage)
- Navy Yard Master Plan

Boston Zoning Commission

- Conditional use permits
- Flood hazard district
- Development Impact Project Plan (linkage)
- Harborpark IPOD

Boston Conservation Commission

- Order of Conditions
- Determination of

Applicability

Boston Water & Sewage Commission

- Sewer Connection Permit
- General Services application

Boston Inspectional Services Dept.

- Excavation and Demolition
- Building permits
- Certificates of Inspection
- Certificates of use and occupancy
- Elevator Installation permit
- Food Service Establishment
- Various Food Product permits
- Private garage permit
- Inflammable Liquids permit

Boston Landmarks Commission

- Changes to Designated Landmarks

Boston Public Works Department

- Commercial driveway opening
- Projections over a public way
- Order of discontinuance of streets

7/2/90

BOSTON PUBLIC LIBRARY



Boston Air Pollution Control  
Commission

- o Street occupancy
- o Street opening
- o Parking freeze permit
- o Private garage

Boston Fire Department

- o Underground Storage Facility
- o Inflammable Items or Explosives
- o Place of assembly permits

Boston Licensing Board  
beverage

- o Innholder's license
- o Innholder's alcoholic license

Office of the Mayor Licensing  
Division

- o Entertainment License
- o Automatic amusement devices license

Boston City Clerk Department

- o Business Certificates

Boston Dept. of Transportation

- o Traffic permit
- o Open Air Parking permit

STATE

Mass. Executive Office of  
Environmental Affairs

- MEPA Division

- o Massachusetts Environmental Policy Act Certification (ENF & EIR)
- o Consistency Determination

Mass. Department of Environmental  
Quality (DEQE)

- Division of Water Pollution  
Control (DWPC)

- o Water Quality Certificate
- o Sewer Extension/Connection
- o Dredging and Disposal of Dredged Material permit
- o Groundwater Discharge permit

- Division of Wetlands

- o Waterways License (Chapter 101)

91)

- Division of Water Supply

- o Water Withdrawal permit



- Massachusetts Board of Health
  - o Subsurface Sewage Disposal
- Mass. Historical Commission
  - o Historic considerations
- Mass. Architectural Access Board
  - o Access for the handicapped

## FEDERAL

- U.S. Army Corps of Engineers
  - o Section 10 permits (Wharf)
  - o Section 404 permit (Dredge)
  - o Section 103 permit (Fill)
- U.S. Environmental Protection Agency (EPA)
  - o National Environmental Policy Act (NEPA) Review
- Federal Aviation Administration
  - o Air navigation



## DEVELOPMENT CHECK LIST

<u>TASK</u>	<u>RESPONSIBILITY</u>	<u>DATE</u>
Advertisement		
Pre-conference		
Proponent Meetings		
Submission		
Preliminary Financial Review		
Preliminary Summary Analysis Complete		
Community Meetings		
Threshold Rejections		
1st Proposed Clarification Letters Sent		
Preliminary Staff/Developer Meetings		
Preliminary Design Review		
Schematic Design Review		
DD - DR		
Construction Draw - DR		
Title Search		
Interim Financial Review Complete		
Interim Design Review Complete		
Interim Summary Analysis Complete		
Interim Rejections		
Community Meetings		
Short List Notifications Sent		
Tax Arrears Checked		
2nd Proposal Clarification Letter Sent		
Interim Staff Developer Meetings		
Community Meeting		
Staff Review Complete		
Review Recommendations with Director		
Final Negotiation		
Tentative Negotiations		
Title Cleared		
Non-Finalist Notification Letter Sent		
HUD Requirements Completed		
Appraisal Started		
EIR Preliminary Draft		
Preliminary Eng. Review		
Community Input Received		
Site Preparation Budgetted		
Incorporation of Adjacent Land if Required		
Site Preparation Scoped		
Site Preparation Bid Prepared		
Site Preparation Advertised		
Loan Order for Infrastructure if Required		
Site Preparation Contract Awarded		
BWSC Liasion		
Zoning Review		
EIR Draft Submitted		
EIR Comments Received		
Final Draft EIR Received		



Variance Application  
Site Preparation Work Begins  
Community Review  
Variance Hearing  
Site Preparation Work Complete  
Pro Forma Submitted  
EIR Appeals Expires  
LDA Drafted  
MHFA Liasion  
Linkage Agreement Drafted  
Linkage Agreement Approved  
Additional Financing Applied For  
Additional Financing Negotiated  
Additional Financing Committed  
Subsidy Committed  
Equity Committed  
Variance (Zoning) Final Approval  
Land Court Coordination  
Mortgage Applied For  
Community Approval  
Mortgage Committed  
Linkage Executed  
LDA Executed  
Confirmatory Order of Taking  
Final Designation

To be followed by:

1. Site Preparation Work

2. Community Review

3. Variance Hearing

4. LDA Drafted

5. MHFA Liasion



FINAL DESIGNATION

CHECK LIST

- 1.) DEVELOPER AND BRA MUST REACH AN AGREEMENT REGARDING LEASE FINAL FORM.
- 2.) DEVELOPER MUST PROVIDE ASSURANCE IN WRITING THAT AN EXAMINATION OF TITLE TO THE SITE HAS BEEN COMPLETED SPECIFYING THE DATE AND TIME THROUGH WHICH SUCH EXAMINATION WAS CONDUCTED.
- 3.) DEVELOPER MUST PROVIDE A COPY OF A FINANCING COMMITMENT FROM A LENDER IN ACCORDANCE WITH PARAGRAPH # OF THE LEASE COMMENCEMENT AGREEMENT (LCA).
- 4.) DEVELOPER MUST FURNISH A COPY OF THE CONTRACT WITH A GENERAL CONTRACTOR TO COMPLETE THE IMPROVEMENTS TO THE SITE IN ACCORDANCE WITH THE LCA, SAID CONTRACT TO INCLUDE THE IMPROVEMENTS ADJACENT TO THE BUILDING AS SHOWN IN THE FINAL WORKING DRAWINGS.
- 5.) DEVELOPER MUST PROVIDE A COPY OF A BUILDING PERMIT ISSUED BY THE INSPECTIONAL SERVICES DEPARTMENT FULLY COVERING THE IMPROVEMENTS TO THE SITE.
- 6.) DEVELOPER MUST SUPPLY A CERTIFIED PLOT PLAN SHOWING THE GROUND AREA TO BE LEASED ( LEASE PLAN ).
- 7.) OBTAIN CONTRACT DOCUMENTS APPROVAL.
- 8.) DEVELOPER MUST EXECUTE A DISCLOSURE STATEMENT (NEW 40J).
- 9.) DEVELOPER MUST FURNISH A CERTIFICATE OF INSURANCE DEMONSTRATING THAT THE APPROPRIATE INSURANCE COVERAGE HAS BEEN OBTAINED.
- 10.) DEVELOPER MUST REMIT ALL PAYMENTS DUE TO THE AUTHORITY FOR PROPERTY PRESENTLY LEASED OR UNDER OPTION BY THE DEVELOPER.

